**Firelight**

Toquerville, Utah

MPDO Preliminary Approval 10-15c-9

Initial Preliminary Plat: Sun River Firelight, Phases 1 and 2

Addressing 10-15c-9-B. Information Required

1.   A written statement providing:

*a.   Written consent to the final development and program of all persons owning any interest in the real property within the MPDO.*

Darcy Stewart has signed the preliminary plat application, consenting to the development of the property.

*b.   A time schedule showing construction commencement, rate of development and approximate completion date for each phase of construction.*

Construction on non-residential improvements is underway with the replacement highway project known as Toquerville Pkwy. A 2 mg water tank project has been bid and awarded and is expected to commence in July, and several other utility projects will begin in the summer of 2022. We expect grading of Sun River Firelight Phases 1 and 2 will also begin in the summer of 2022. Residential sales will likely ramp up to 100 to 200 units a year within the first couple of years with hotel development following closely at one every few years. A more specific schedule of a master planned community is difficult due to the unpredictability of the housing, commercial development, and tourism markets.

*c.   The stages of development of private and public facilities.*

Initial development will focus on the age-restricted active adult community, 55 or better, to be known as Sun River Firelight, modeled after Sun River St. George in St. George Utah. The initial products will be single family homes and a community center, approximately 7 ac., with pools, pickleball courts and programmed activities. Simultaneously, we’re in the beginning of planning a nightly rental resort community within the town center and a commercial hotel. Also in the town center will be the first significant public facility, a phased city park running through the center of the retail and tourism district. Another early public facility will be the linear park and trail network running along Honey Mesquite Dr. This will be done in phases with the first segment along the west boundary of Sun River Firelight Phases 1 and 2. When complete, Honey Mesquite Dr. alone will run over 2 miles with paved trails on both sides. Subsequent phases will include open space, more parks, and miles of trails as shown in the MPDO application. As partner developers are contracted, different areas of the project may become their own centers of development, but they will always adhere to the master plan or a City approved amendment.

*d.   Drafts of proposed covenants and all other documents providing for the maintenance of any public open spaces and recreational areas not dedicated to the city, including agreements by property owners' associations, dedicatory deeds or reservations of public open space.*

Governance documents are in development and will be submitted for City review in the coming months, far ahead of final plat recording. Public open spaces and recreational areas are expected to be dedicated to the City. Private recreational facilities will be maintained by either the master Firelight community, sub-community, or both. A template landscape maintenance agreement has been submitted for review which will be structured so that the street landscaping on dedicated property adjacent to the dedicated streets will be maintained by the Firelight Community. This agreement will use legal descriptions to delineate the areas of maintenance responsibility for clarity.

*e.   Draft of the proposed development agreement.*

See submitted MPDO application and draft development agreement